

Key Vista Single Family HOA, Inc.

**Board of Directors Meeting
December 3, 2013 9:00 AM
Meeting Location: Master Clubhouse
2530 Key Vista Blvd, Holiday, FL 34691**

MINUTES

CALL TO ORDER- At 9:03 A.M. by President Tri Morocco. Also present were, board members, Chuck Newman, Ron Mastrodonato, and property manager, Rocco Iervasi, representing The Melrose Management Partnership. A quorum was established.

PROOF OF NOTICE OF MEETING- The meeting signs were posted at both entrances 48 hours prior and on the clubhouse bulletin board.

APPROVE MINUTES FROM 9-10-13 MEETING – Motion by Tri, seconded by Chuck, to approve September 10, 2013 minutes, with a correction in the month to be made. Motion passed.

TREASURER'S REPORT- Tri reported that \$29,176.84 currently in checking account, \$4,208.97 under budget at this time. \$24,096.61 AR over 90 days, with a total AR of \$27,546.61

OLD BUSINESS- Weed issues at 2707 Wood Pointe Drive need to be addressed since the Master BOD approved to re sod the common property adjacent to residence. Rocco to address with owner. 2012 Fern Ridge, which is owned by the Master HOA, is in negotiations with an investment company to quit claim the property. Will address issues once new owner takes over.

NEW BUSINESS- BOD reviewed the following Fining Committee hearing recommendations from October 28, 2013:

2552 Arrow Pointe- Committee recommended an extension to March 1, 2014. Board approves recommendation.

2644 ColdStone- Committee recommended a fine of \$50.00 per day. Board approved recommendation.

2604 Hawk Roost- Committee recommended an extension to March 1, 2014. Board approves recommendation.

2608 Hawk Roost- Committee recommended a fine of \$50.00 per day. Board approves recommendation.

1953 Oswego- Committee recommended a fine of \$50.00 per day. Board approves recommendation.

Chuck suggested recommending the Master HOA landscaper to owners that have violations as a way to correct them. Tri advised against recommending any vendors to owners.

ADJOURNMENT- With no further business to discuss, Tri motioned, Chuck seconded, to adjourn meeting at 9:45AM

Respectfully submitted,

Rocco Iervasi, LCAM